



Meeting Minutes

Napa County Planning Commission

District 1, Kara Brunzell (Chair)
District 2, Walter Brooks
District 3, Molly Moran Williams
District 4, Pete Richmond (Vice-Chair)
District 5, Megan Dameron

Brian D. Bordona, Director
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk

Wednesday, May 20, 2026

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Kara Brunzell, Pete Richmond, Megan Dameron, Molly Moran Williams, Walter Brooks

Commissioners Absent: None

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None

4. APPROVAL OF MINUTES

Motion by Commissioner Dameron to approve minutes for the May 6, 2026, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 5-0-0

Yes: Dameron, Moran Williams, Richmond, Brunzell, Brooks

No: None

Absent: None

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Yes: Brooks, Richmond, Moran Williams

No: Dameron, Brunzell

Absent: None

7. PUBLIC HEARING ITEMS

A. SHELDON RICHARDS / PALOMA VINEYARD / USE PERMIT MAJOR MODIFICATION NO. P19-00386-MOD & EXCEPTION TO THE NAPA COUNTY ROAD & STREET STANDARD

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5. (State Clearinghouse Number #2026020369)5.

REQUEST: The application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert a portion of the existing main residence for winery storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The request also includes an exception to the Napa County Road & Street Standards (RSS) for portions of the existing on-site driveway.

The project is located on an approximately 17.11-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed, and Open Space) at 4013 Spring Mountain Road, St. Helena, CA 94574; APN: 022-150-008.

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification and Exception to the Napa County Road & Street Standards (RSS) subject to the recommended conditions of approval.

STAFF CONTACT: Sean Trippi, Supervising Planner, (707) 299-1353 or sean.trippi@countyofnapa.org

APPLICANT CONTACT: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574 (707) 963-7504, info@palomavineyard.com

APPLICANT REPRESENTATIVE: Scott Greenwood-Meinert, Coblenz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblenzlaw.com

CONTINUED FROM THE MARCH 18, 2026, PLANNING COMMISSION HEARING

Chair Brunzell opened public comment, receiving none, she closed public comment.
Motion by Commissioner Dameron to Adopt the Mitigated Negative Declaration based on Findings 1-7 in Attachment A; 2. Approve the Exception to the Road and Street Standards, based on recommended Findings 8 & 9 in Attachment A and subject to the recommended Conditions of Approval in Attachment B; and, 3. Approve Use Permit Modification No. P19-00386-MOD, based on Revised Recommended Findings 10-14 in Attachment A and subject to the Revised Recommended Conditions of Approval in Attachment B; seconded by Commissioner Moran Williams.

Vote: Carried 5-0-0

Yes: Dameron, Moran Williams, Brooks, Richmond, Brunzell

No: None

Absent: None

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR’S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE *MAY 20, 2026, REGULAR MEETING*

Michael Parker discussed potential items for the June 3, 2026, meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported on project actions.

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT

Michael Parker reported on project actions.

ZONING ADMINISTRATOR ACTIONS- None

OTHER PENDING PROJECT’S STATUS - None

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Moran Williams reported on the Wildlife Conservation Commission.

11. ADJOURNMENT

Meeting adjourned at 9:18 am

ANGIE RAMIREZ VEGA, Meeting Clerk